



City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 21, 2025
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	If you would like to attend the meeting via Zoom, here is the link: https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 Or One tap mobile : +16694449171,,84544257915#,,, *380084# Or Telephone: US: +1 669 900 6833 Webinar ID: 845 4425 7915 Passcode: 380084 Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla
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- Public comments may be received by 12:00 P.M. **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes - May 7, 2025

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. CUP 253 (Modification) - Los Compadres Thrift Store Discount Boutique a request for a Conditional Use Permit modification for a thrift store discount boutique in an existing multi-tenant commercial building located at 1030 6th Street, Units 2, 3, and 4 (Assessor Parcel Number 778-081-002) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301. Applicant: Guadalupe Nano

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 7, 2025
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

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Us: +16699006833,, 84544257915#,,, * 380084# US

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Webinar ID: 845 4425 7915

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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In writing:

Written comments may be submitted to the commission electronically via email to kreif@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3502, EXTENSION 114, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:01 PM

PLEDGE OF ALLEGIANCE:

VICE CHAIRPERSON FONSECA

ROLL CALL:

Commissioners Present: Chairperson Murillo, Vice Chairperson Fonseca, Alternate Commissioner Caballero.

Commissioners Absent: Commissioner Lara.

Staff Present: *Kendra Reif, Principal Planner
*Adrian Moreno, Associate Planner
*Jesus Medina, Information Technology Technician
*Jason Stevens, Information Technology Manager

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SECONDED BY ALTERNATE COMMISSIONER CABALLERO TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Vice Chairperson Fonseca, Chairperson Murillo, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes April 2, 2025.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SECONDED BY ALTERNATE COMMISSIONER CABALLERO TO APPROVE THE MEETING MINUTES.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Alternate Commissioner Caballero,

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

Public Comments Opened at 6:03 pm by Chair Murillo.

Public Comments Closed at 6:03 pm by Chair Murillo.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

2. 53800 Polk Street Landscape Plan for the approval of a revised landscape plan for 53800 Polk Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301- Existing Facilities. Applicant: Peter Solomon.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:13 pm by Chair Murillo.

Peter Solomon, Applicant, notified that the property is under new ownership of Peter Solomon and no longer under the name of Zinc Farms Landscape Plan.

Michael Solomon, applicant son, made himself available and provided comments.

Public Hearing Closed at 6:14 pm by Chair Murillo.

IT WAS MOVED BY ALTERNATE COMMISSIONER CABALLERO AND SECONDED BY CHAIRPERSON FONSECA TO APPROVED THE REVISED 53800 POLK STREET LANDSCAPE PLAN WITH THE CORRECTIONS AMMANDED BY STAFF.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Alternate Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 25-01 Variance No. 25-02 Variance 25-03 Ocean Mist Signage a request for Architectural Review Approval for (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property and a design variance for (1) monument sign and a location variance for two directional signs to be within the public Right of Way at Enterprise Way at 52300 Enterprise Way (Assessor Parcel Number 763-131-029 and 763-131-088) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15311. Applicant: Daniel Martinez

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division

Public Hearing Opened at 6:30 pm by Chair Murillo.

Daniel Martinez, Applicant, made himself available and provided comments.

Public Hearing Closed at 6:32 pm by Chair Murillo.

IT WAS MOVED BY COMMISSIONER CABALLERO AND SECOND BY CHAIR MURILLO TO APPROVE THE CONTINUATION OF RESOLUTION NO. PC 2025-06 ARCHITECTURAL REVIEW NO. 25-01 VARIANCE NO. 25-02 TO THE PLANNING COMMISSION MEETING ON JUNE 18, 2025. AT 6:00 PM ON 1515 SIXTH STREET COACHELL CA 92236.

IT WAS MOVED BY COMMISSIONER CABALLERO AND SECOND BY CHAIR MURILLO TO APPROVE RESOLUTIO NO. 2025-07 VARIANCE NO. 25-03.

Approved by the following roll call vote:

AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Caballero.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Lara.

INFORMATIONAL:

Planning Commission Secretary Updates:

ADJOURNMENT: 6:55 PM

Respectfully Submitted by,

Kendra Reif

Planning Commission Secretary

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT 5/21/2025

TO: Planning Commission

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: Conditional Use Permit 253 (Modification) - Los Compadres Thrift Store Discount Boutique a request for a Conditional Use Permit modification for a thrift store discount boutique in an existing multi-tenant commercial building located at 1030 6th Street, Units 2, 3, and 4 (Assessor Parcel Number 778-081-002) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301. Applicant: Guadalupe Nano

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC2025-08 approving Conditional Use Permit No. 253 (Modification) for the operation of a thrift store business at 1030 6th street, suite's 2, 3, and 4, in an existing commercial building, pursuant to the findings and conditions in the below staff report and the attached resolution.

BACKGROUND:

On November 6, 2024, the Galilee Center Thrift Store was approved for Conditional Use Permit (CUP) No. 253 for the operation of a thrift store within an 800 square foot thrift suite at 1030 6th street, suite 1. The thrift store operated at this location until they moved out of the building in December 2024. The applicant proposes a modification to the existing CUP previously held by the Galilee Center Thrift Store, to operate a thrift store within a larger 2,538 square foot commercial space within the same building at 1030 6th street, suites 2, 3, and 4. Suites 2, 3, and 4 were previously occupied by a 7-Eleven convenience store which moved out of the building sometime prior to October 2018. Since then, suites 2, 3, and 4 have been vacant.



DISCUSSION/ANALYSIS:

The project, Los Compadres Thrift Store Discount Boutique, is a proposed thrift store for the resale of reconditioned or used merchandise sales. The project plans to occupy suites' 2, 3, and 4 in a commercial building located in the DT-PV (Downtown Pueblo Viejo) zone which allows for the thrift store use subject to the approval of a conditional use permit. There is an existing approved conditional use permit for a thrift store use at the project site, CUP No. 253. CUP No.

253 was approved for a 800 square foot commercial space within 1030 6th Street. A modification to the existing CUP is required as the applicant is proposing a larger commercial area for proposed thrift store that will be operating within different suites of the same building at 1030 6th street. The applicant of the proposed thrift store is the property owner of the commercial center.

During a site visit to the subject property, staff observed uneven paint finish at the exterior building and visible holes left from removed signage. As a condition of approval for the project, the applicant is required to repair any visual damage at project frontage, prior to occupancy. Staff observed unpermitted banner signs, flag banners, and A-signs at the subject property. As a condition of approval for the proposed project, the applicant would be required to address unpermitted signage. The applicant would be required to submit signage plans to address unpermitted signage within 60 days of certificate of occupancy. The applicant would be required to comply with the signage ordinance, and shall provide internally illuminated channel lettering with no rectangular channel letter backing. At the rear parking lot for the site, there is an existing unpermitted shade structure installed by one of the tenants of the commercial center. As a condition of approval, the applicant would be required to address the unpermitted structure by submitting permits for approval or to remove the unpermitted structure prior to certificate of occupancy. As a condition of approval of this project, the business is prohibited from allowing donation drop off bins or exterior merchandise displays at the exterior of the building. Donations must occur during business hours.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or include as conditions of approval for the CUP. Lieutenant Vasquez identified no concerns with the project. The conditions of approval were shared with the City Code Enforcement Manager, concerns regarding signage, unpermitted shade structure, and exterior merchandise were implemented as conditions, and there were no further comments.

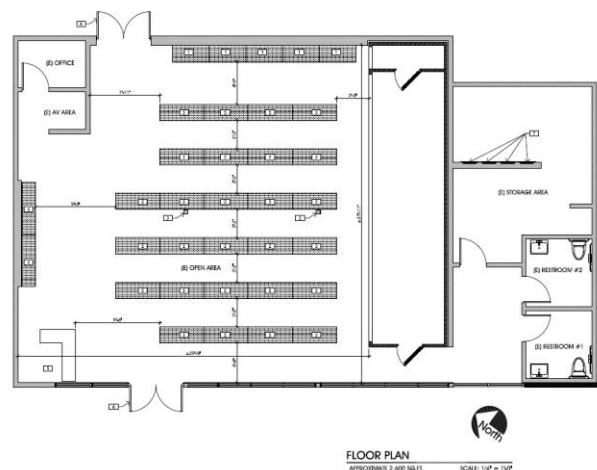


Figure 1 Proposed Floor Plan

Thrift Store Business Operation:

The hours of operation for Los Compadres Thrift Store are Monday through Saturday from 8:30 a.m. to 6 p.m.

Deliveries and loading for the store would take place in the rear parking lot of the existing commercial center within the sorting area at the back of the business. As a condition of approval of this project, the business is prohibited from allowing donation drop off bins or exterior merchandise displays at the exterior of the building. Donations must occur during business hours. The condition is to prevent outdoor merchandise storage or overflow of discarded items in and around the existing trash enclosure for the thrift store operations. Also, the property owner recently installed a new trash enclosure to service the waste disposal or recycling needs of the businesses.

LANDSCAPING:

During a site visit to the subject property, staff observed missing landscaping at the project site. The applicant is required to install, plant and maintain a permanent underground irrigation system, and complete missing landscape improvements prior to certificate of occupancy. Landscaping shall be in compliance with landscape requirements of Sections 17.60.010 and 17.54 of the Coachella Municipal Code.



Figure 2 - Cesar Chavez Street Site Landscaping

PARKING:

The proposed project requires the 3.75 minimum parking spaces per 1,000 square feet of gross floor area. The parking required for this project is the general retail parking requirement for the DT-PV zone. The project is required to provide 10 parking spaces. The project site has sufficient parking. As part of the construction of the Covalda Apartments, the rear parking lot is currently undergoing construction improvements where at the time of this report 19 parking spaces would be temporarily unavailable for project use until project improvements are complete. The Covalda Apartment project will be required to repair the rear parking lot, they are diligently pursuing completion of the project. The front parking lot area would continue to be unaffected and provide 15 parking spaces. No temporary parking measures are requested at this time as the 19 parking spaces being temporarily unavailable is due to a separate and unrelated project that is currently diligently pursuing completion of their project.

Environmental Setting:

The subject site is developed. Surrounding land uses include the following:

North: Downtown (DT-PV), 6th Street and Pueblo Viejo Villas

South: Downtown (DT-PV), Covalda Apartments

East: Downtown (DT-PV), Vacant Land

West: Neighborhood Commercial (C-N), Harrison Street and Plaza Tonalá Commercial Center

Consistency with General Plan:

The proposed business is located within a land use designation of Downtown Center as identified on the City's General Plan 2035 Land Use Policy Diagram. The proposed project is generally consistent with the goals, objectives, policies and implementation measures of the General Plan. The Downtown Center designation encourages the development of retail businesses such as thrift stores. The location within the Pueblo Viejo District would assist in the General Plan Economic Development Element Goal to improve economic development in the downtown area and would provide a diverse mix of retail and commercial activity.

Consistency with Zoning:

The proposed business is located within the DT-PV (Downtown Pueblo Viejo) zone. A thrift store is an allowed use within the DT-PV zone subject to approval of a Conditional Use Permit.

Environmental Review:

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) as a Class 1, Accessory Structures, exemption as the project consists of the construction and replacement of signage (CEQA Guidelines 15311). As such, no additional environmental review or further mitigation is required for this request.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2025-08 approving CUP No. 253 (Modification) with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2025-08 approving CUP No. 253 (Modification) with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC2025-08 and request that staff prepare a Planning Commission Resolution for denial of CUP No.253 (Modification).
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Attach 1 – Resolution No. PC2025-08 for Approval
2. Attach 1 – Exhibit A – Conditions of Approval
3. Attach 1 – Exhibit B – Floor Plan
4. Attach 2 – Vicinity Map

5. Attach 3 – Site Photos
6. Attach 4 – Agency Comments

RESOLUTION NO. 2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 253 (MODIFICATION) TO ALLOW FOR A THRIFT STORE WITHIN AN EXISTING 2,538 SQUARE-FOOT TENANT SPACE LOCATED AT 1030 SIXTH STREET AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES)

WHEREAS, on, March 12, 2025, the applicant Guadalupe Nuno, filed an application for a Conditional Use Permit No. 253 modification (CUP No. 253) to allow for a thrift store at an existing tenant space located at 1030 6th street (APN 778-081-002); and

WHEREAS, the establishment has a land use designation of Downtown Center pursuant to the City of Coachella General Plan; and

WHEREAS, the establishment has a zoning designation of Downtown (DT-PV) pursuant to the City of Coachella Municipal Code; and

WHEREAS, the DT-PV zoning designation allows for thrift stores with the approval of a conditional use permit pursuant to Section 17.74.05 of the City of Coachella Municipal Code; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the City's General Plan and the Municipal Code pertaining to neighborhood-scale retail, and a diverse economy and jobs center; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the Pueblo Viejo Revitalization Plan by encouraging a vibrant street scene and providing support to existing businesses; and

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 – Existing Facilities, as amended; and,

WHEREAS, a notice of a public hearing to consider the Conditional Use Permit application (CUP No. 253) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on May 11, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on May 11, 2025; and

WHEREAS, on May 21, 2025, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the conditional approval modification of the thrift store for Los Compadres Thrift Store Discount Boutique (CUP No. 253 Modification) as conditioned, with the motion vote outcome specified in the meeting minutes for the May 21, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolves, finds, and determines as follows:

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings. The Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Development Services Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project involves the issuance of a Conditional Use Permit for a thrift store at an existing tenant space. This action involves a negligible expansion of use. Therefore, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities.

Section 3. Conditional Use Permit Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

- 1) The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan. The project site is designated Central Downtown on the City's General Plan Land Use Map. The General Plan Central Downtown designation encourages the development of retail businesses such as thrift stores. The location within the Pueblo Viejo District would assist in the General Plan Economic Development Element Goal to improve economic development in the downtown area. Retail businesses that offer the sale of reconditioned or used merchandise are permitted in the Downtown (DT-PV) zone subject to the approval of a Conditional Use Permit.

- 2) The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The thrift store business would be located in an existing shopping center and is compatible with retail businesses in the vicinity.
- 3) Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. Additionally, there is adequate ingress and egress into and out of the existing center to maintain the adequacy of the traffic circulation system serving the proposed use. The proposed thrift store will operate in an existing commercial center with existing parking areas. There are no exterior improvements proposed that would change the character of the existing commercial center. The applicant is required to comply with the City's Pueblo Viejo design guidelines and the Coachella Municipal Code for installation of any commercial signs.
- 4) Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate and any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed thrift store is anticipated to increase economic development in the Sixth Street Commercial core and provide retail opportunities that meet the needs of residents of the City of Coachella. Conditions of approval have been added to prevent outdoor storage of discarded items or merchandise related to the thrift store activities.
- 5) The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The vehicular approaches to the rear and front parking areas are from 6th Street. The Los Compadres Thrift Store has been conditioned to restrict all deliveries to the rear parking area and entrance.
- 6) The proposed thrift store is a Class 1 Categorical Exemption of the California Environmental Quality Act (CEQA), pursuant to 15301 of the CEQA Guidelines, for "Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses." No further environmental review is required.

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Conditional Use Permit modification application (CUP No. 253 Modification) and finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in "Exhibit A" and development plans in "Exhibit B" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the

Proposed Use or the rescinding of the City of Coachella's conditional use permit approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 21st day of May 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Isela Murillo
Planning Commission Chairperson

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC 2025-08 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 21st day of May 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary

Exhibit A - Resolution No. PC2025-08
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 253 (Modification)

General Conditions

- 1.) The Conditional Use Permit shall expire and shall become void two year following the date on which the conditional use became effective or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees. A subsequent change in the conditions of a conditional use which has been granted may be authorized by the planning director, provided the change does not increase the density, nor decrease the number of parking stalls, nor substantially alter the intensity of operation beyond what was originally approved. The planning director may also approve minor changes in any required phasing plan provided the cumulative effect of such changes does not increase any scheduled time periods by more than six months.
- 2.) Conditional Use Permit No. 253 (Modification) is an approval for the thrift store use at 1030 6th Street Units 2, 3, and 4. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
- 3.) The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
- 4.) Hours of operation of the Los Compadres Thrift Store Discount Boutique may be from 8:30 a.m. to 6 p.m. Monday through Saturday. The applicant may request a change to the operating hours for administrative approval by the Development Services Director.
- 5.) The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The façade exterior shall be repaired to repair any visible damage at project frontage, prior to occupancy.
- 6.) The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the city, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission.

The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.

- 7.) The applicant shall obtain all required permits, from the appropriate agencies (i.e Fire Department, Building Division, City Engineering Department, etc.).
- 8.) Prior to the issuance of a certificate of occupancy, complete missing landscape improvements on Cesar Chavez Street and 6th Street. Landscaping shall be in compliance with landscape requirements of Section 17.60.010 and Section 17.54 of the Coachella Municipal Code. All landscaping shall be installed, planted, and maintained with a permanent underground irrigation system to be operational prior to building final. Drought tolerant native and desert adaptable shrubs, succulents, groundcover, and ornamental trees are permitted. ¾ inch decorative gravel shall be required.
- 9.) The property owner shall work with all tenants at the property to address the unpermitted signage. The property owner shall submit signage plans to address unpermitted signage within 60 days of certificate of occupancy.
- 10.) All exterior signage shall comply with the sign ordinance. Signage shall be approved by the Development Services Department and installed prior to occupancy.
- 11.) Signage shall be internally illuminated channel lettering. No solid rectangular backing behind channel letters. No display of outdoor feature signs or banners beyond the regular temporary grand opening signage. Allowable signs affixed to windows shall in no case exceed 20% of the occupancy frontage window area.
- 12.) Donations must occur during business hours. Donation drop off bins outside of the business are prohibited. Unsorted donation bins or storage shall not occur at the front or rear of the building. Outside merchandise displays at the exterior are prohibited.
- 13.) Employee's parking shall be required in the rear parking lot due to limited parking at the front parking lot.
- 14.) Prior to building permit issuance, the applicant shall address the unpermitted structure in the rear parking lot. The applicant shall remove the unpermitted structure or submit an application to get the project permitted, prior to the certificate of occupancy.

Utilities

- 15.) If the permit requires landscape plans from Development Services, landscaping plans shall be approved by the Utilities Department.

16.) All water meters serving units contained in this application shall have backflows installed if backflows are missing.

17.) Please contact the Utilities Department to confirm the need for meter backflows.

Building Division

18.) Sales Counter shall be accessible.

19.) Electrical panels shall be accessible and no storage is allowed within 36" in front of panels.

20.) Storage Area shall be clear at all times in order to maintain access to the electrical panel.

Fire Department

21.) Prior to issuance of Certificate of Occupancy or Building Final, all commercial building shall display street numbers in a prominent location on the street side and rear access location. The number shall be a minimum of twelve (12) inches in height visible and in a contrasting color to the background.

22.) Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access road extend between properties and easement are established to provide obstruction of such road. A – After the local water company signs the plans, the original shall be present to the Fire Marshal's office for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Fire Marshal's office prior to beginning construction. They shall be maintained accessible.

23.) Fire hydrant location shall be visually indicated with blue reflective markers. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced.

24.) Final fire and life safety conditions will be address with the Fire Marshal's Office review building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC) and related codes, which are in effect at the time of building plan submittal.

25.) The Fire Chief Official is authorized to enforce the fire safety during construction requirement of Chapter 33.

Single Rolling Clothes Rack



- Every office, store and home needs one!
- Sets up fast for winter coats and easily collapses for summer storage.
 - 48" hangrail expands with two 12" pull-out rods.
 - Adjustable height for longer garments.
- Free Offer

More Images

MODEL NO.	DESCRIPTION	HEIGHT	LENGTH	CAPACITY	WT. (LBS.)	PRICE EACH	IN STOCK
H-1546	Single	55-65"	50"	150 lbs.	28	\$100 \$90	SHIPS TODAY

SHIPS UNASSEMBLED VIA UPS

Additional InfoPartsShopping ListsRequest a Catalog

- DIMENSIONS:**
- Adjustable Height Range: 55 - 65" with 4 1/2 " increments
 - Depth: 22 1/2"
 - Hanging Rail (Diameter): 1"
 - Casters: 4"
 - Collapsed: 42.5 x 21.6 x 4.2"

- MATERIAL:**
- 16 gauge Chrome-plated steel
 - Casters: Hard Rubber

- STYLE:**
- Casters do not lock.

Availability: In Stock
Unit Weight: 28 lbs.
[Instructions](#)
[Catalog Page 215](#)
[Email Item](#)



Full Vision Display Case 48" Black Anod

DESCRIPTION

Full Vision Display Case 48" Assembled

This 48" full vision display case ships assembled and ready for use. Comes with glass front top and 2 rows of shelves one 8" deep and one 10" deep. Our most economical showcases built in our facility in the USA. Constructed of 3/4" melamine board. Tempered safety glass top satin finished clear anodized aluminum frame extrusions. Highly efficient for most retail uses featuring American made quality. These are assembled, crated and ready to ship. Front glass viewing area is 24 1/2" high x 46 1/2" wide. Has sliding panel doors in the back.(lock is optional, please contact us for details)

Available in Black, White, Cherry, Chocolate Cherry, or Maple.

Dimensions: 48"L x 18"D x 38"H
Crated Dimensions: 54"L x 24"D x 46"H

DISPLAY CASE OR SIMILAR

CLOTHING RACK STYLE 'A' OR SIMILAR

Double Rail Clothes Rack



- Twice the display space for hanging garments.
- Sturdy 1" square tubing uprights.
 - 60"W x 22"D clothes rack holds up to 50 garments.
 - Hangrails adjust in 3" increments.

More Images

MODEL NO.	DESCRIPTION	HEIGHT	ARM LENGTH	CAPACITY	WT. (LBS.)	PRICE EACH	IN STOCK
H-3788	Double Rail	48-80"	60"	330 lbs.	42	\$115 \$110	SHIPS TODAY

EASY ASSEMBLY. SHIPS VIA UPS.

Additional InfoPartsShopping ListsRequest a Catalog

- DIMENSIONS:**
- Adjustable Bar Height (Actual): 49 1/2 - 79 1/2"
 - Hangrails: 1 1/4" round tubing
 - Depth: 22"

- MATERIAL:**
- Chrome-plated steel

- COMPATIBILITY:**
- Works with [S-17934](#) and [S-17936](#) Covers when rack is 65" high or less.

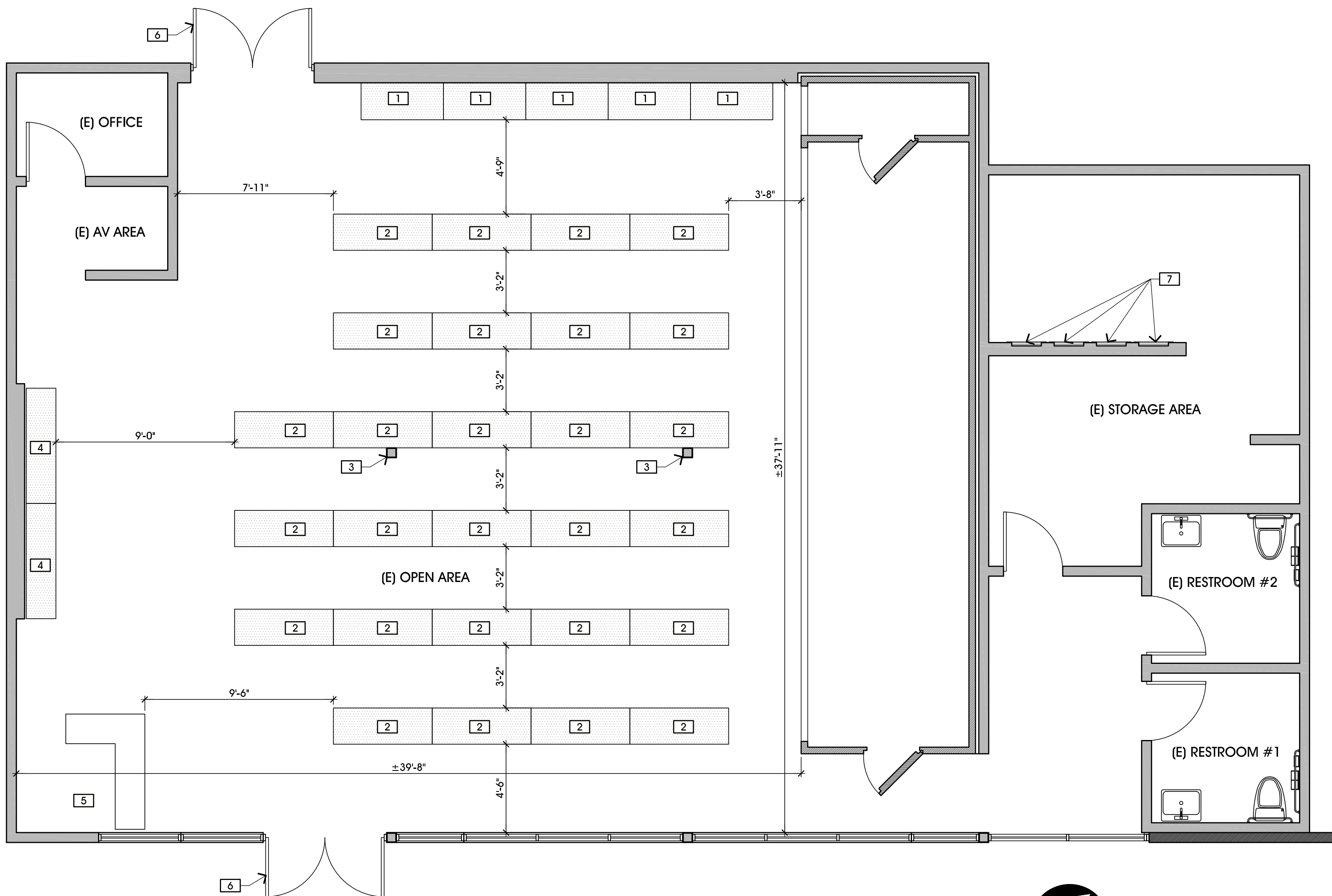
- FEATURES:**
- Adjustable levers

- CAPACITY:**
- Lowest Position: 330 lbs
 - All Other Positions: 264 lbs

- USAGE:**
- Height adjustable in 3" increments.

Availability: In Stock
Unit Weight: 42 lbs.
[Instructions](#)
[Catalog Page 214](#)
[Email Item](#)

CLOTHING RACK STYLE 'B' OR SIMILAR



FLOOR PLAN

APPROXIMATE 2,600 SQ.FT.

SCALE: 1/4" = 1'-0"

KEYNOTES

1. CLOTHING RACK STYLE 'A'
2. CLOTHING RACK STYLE 'B'
3. EXISTING POST TO REMAIN
4. DISPLAY CASE
5. CASH REGISTER AREA
6. EXISTING ENTRANCE/EXIT DOORS TO REMAIN
7. EXISTING ELECTRICAL PANELS

NOTES:

- A. EXISTING ELECTRICAL/ LIGHTING, A/C, ETC... TO REMAIN. NO MODIFICATIONS TO BE MADE
- C. EXISTING WINDOWS, DOORS, WALLS, ETC., TO REMAIN. NO MODIFICATIONS TO BE MADE

REVISIONS: Item 2.

ALT

ALT DESIGN4

Alfredo Alcocer

ALFREDO ALCOCER
DRAFTING & DESIGN
P.O. BOX 6975
LA QUINTA CA. 92248

(760) 391-8249 (C)
altdesign4@gmail.com

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LUPITA & JUAN

1030 SIXTH ST.
COACHELLA, CALIFORNIA

FLOOR PLAN

DRAWN: A.A.

DATE: 3-5-25

SCALE:

S H E E T.

A1

OF SHEETS.



Current Site Conditions



Rear of Proposed Thrift Store



Rear Parking Lot - Unpermitted Shade Structure



Site Landscaping

Cesar Chavez Street



6th Street



Signage – Southern Part of the Commercial Center



From: [Vasquez, Randy](#)
To: [Vanessa Sanchez-Meza](#)
Subject: RE: RAC - 1st Submittal - CUP 253 Modification Los Compadres Thrift Store
Date: March 25 25 10:41:48 AM
Attachments: [image004.png](#)
[image006.png](#)
[image007.png](#)

No concerns.

Lieutenant Randy Vasquez #1541
 Thermal Station
 86625 Airport Boulevard
 Thermal, CA 92274
 E-mail: rvasquez@riversidesheriff.org
 Office: 760-863-8990
 Desk: 760-863-7962



From: Vanessa Sanchez-Meza <vsanchez@coachella.org>
Sent: Monday, March 24, 2025 5:33 PM
To: Adrian Moreno <amoreno@coachella.org>; Kendra Reif <kreif@coachella.org>; Gabriel Perez <gperez@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Edith Beltran <edbeltran@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Itzel Barroso <ibarroso@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; olivia.owens@fire.ca.gov; rruofmplanningeast@fire.ca.gov; Vasquez, Randy <rvasquez@riversidesheriff.org>; Vanessa Aguilar <vaguilar.intern@coachella.org>
Subject: RAC - 1st Submittal - CUP 253 Modification Los Compadres Thrift Store

CAUTION: This email originated from outside the **Riverside Sheriff** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the **CUP 253 Modification Los Compadres Thrift Store** project.

The CUP is for a thrift store discount boutique, approximately 2,538 SF. The proposed project would be located at 1030 6th Street. Attached is the proposed site plan.

You may also access the files via Session ID: 852-533-738



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 2.

BILL WEISER - FIRE CHIEF

Office of the County Fire Marshal
4080 Lemon Street. 10th Floor, Riverside, CA 92501
(951) 955-4777 www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED
AREAS OF RIVERSIDE
COUNTY AND THE CITIES
OF:

BANNING

BEAUMONT

COACHELLA

DESERT HOT SPRINGS

EASTVALE

INDIAN WELLS

INDIO

JURUPA VALLEY

LAKE ELSINORE

LA QUINTA

MENIFEE

MORENO VALLEY

NORCO

PALM DESERT

PERRIS

RANCHO MIRAGE

RUBIDOUX CSD

SAN JACINTO

TEMECULA

WILDOMAR

BOARD OF SUPERVISORS:

KEVIN JEFFRIES
DISTRICT 1

KAREN SPIEGEL
DISTRICT 2

CHARLES WASHINGTON
DISTRICT 3

V. MANUEL PEREZ
DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

Planning Case Conditions

Date: 04/23/2024

City Case Number: CUP 253

Project Name: Los Compadres Thrift Store Discount Boutique

Planner: V.Sanchez

Reviewed By: Carlos Rodriguez, Supervising Fire Marshal

Fire Department Permit Number: FPCUP2500008

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**FPCUP2500008**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with the City of Coachella Municipal Codes and Riverside County Ordinances and/or recognized fire protection standards:

These comments are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

CONDITIONS OF APPROVAL

CONDITIONS TIMEFRAME

Conditions of approval are subject to change with adoption of new codes, ordinances, laws, or when building permits are not obtained within twelve months.

ADDRESS COMMERCIAL

Prior to issuance of Certificate of Occupancy or Building Final, all commercial building shall display street numbers in a prominent location on the street side and rear access location. The number shall be a minimum of twelve (12) inches in height visible and in a contrasting color to the background.

FIRE HYDRANT EXITING ON PUBLIC STREETS

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access road extend between properties and easement are established to provide obstruction of such road. A – After the local water company signs the plans, the original shall be present to the Fire Marshal's office for signatures. The required water system, including fire hydrants, shall

be installed, made serviceable, and be accepted by the Fire Marshal's office prior to beginning construction. They shall be maintained accessible

FIRE HYDRANT STREET-BLUE REFLECTIVE MARKER

Fire hydrant location shall be visually indicated with blue reflective markers. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced.

FINAL FIRE & LIFE SAFETY

Final fire and life safety conditions will be address with the Fire Marshal's Office review building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC) and related codes, which are in effect at the time of building plan submittal

FIRE SAFETY DURING CONSTRUCTION

The Fire Chief Official is authorized to enforce the fire safety during construction requirement of Chapter 33

BUILDING CONDITIONS

STANDARD CONDITIONS – OCCUPANCY

PRIOR TO FINAL- FIRE EXTINGUISHERS

Prior to issuance of Certificate of Occupancy, fire extinguishers of appropriate type and size shall be mounted in an accessible location within adequate travel distance.

PRIOR TO FINAL KNOX BOX

Prior to issuance of Certificate of Occupancy, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switch for access by emergency personnel.

PRIOR TO FINAL EGRESS & DELAY EGRESS ACCESS

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall provide plans and permits for any delayed egress and access systems to be installed at the facility.

PRIOR TO FINAL RACK STORAGE

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall submit plans and permits for rack storage of materials.

Utilities Department:

General Comments:

- If the permit requires landscape plans from Development Services, landscaping plans shall be approved by the Utilities Department.
- All water meters serving units contained in this application shall have backflows installed if backflows are missing.
- Please contact the Utilities Department to confirm the need for meter backflows.

Environmental Division:

- No Comments

Comments made by: _____ Utilities Department _____ Date: _____ 4/8/2025 _____

Printed Name & Title: _____

Agency: _____ City of Coachella _____ Telephone #: _____ 760-501-8100 _____

Please return your comments to:

CITY OF COACHELLA
Attn: Vanessa Sanchez-Meza, Planning Technician
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102

From: [Andrew Simmons](#)
To: [Vanessa Sanchez-Meza](#); [Castulo Estrada](#)
Subject: RE: RAC - 1st Submittal - CUP 253 Modification Los Compadres Thrift Store
Date: April 15 25 1:33:16 PM

Engineering will have no comments. This is an interior space remodel and does not affect any engineering issues.

From: Vanessa Sanchez-Meza <vsanchez@coachella.org>
Sent: April 15 25 1:25 PM
To: Andrew Simmons <asimmons@coachella.org>; Castulo Estrada <cestrada@coachella.org>
Subject: RAC - 1st Submittal - CUP 253 Modification Los Compadres Thrift Store

Hello,

This is a reminder that comments were due yesterday, please let me know if I can proceed or wait for your comments.

The CUP is for a thrift store discount boutique, approximately 2,538 SF. The proposed project would be located at 1030 6th Street. Attached is the proposed site plan, vicinity map, and the RAC Transmittal.

You may also access the files via Session ID: 852-533-738

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/852-533-738>

Thank you,

***Vanessa Sanchez-Meza* | Planning Technician**
City of Coachella ° Development Services Department
53990 Enterprise Way ° Coachella, CA 92236
Phone: 760-398-3102 Ext: 110
Email: vsanchez@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays